

BOARDS & COMMISSIONS CANDIDATES MEMORANDUM

Downtown Denver Business Improvement District

To	Denver City Council
From	Sterling Simms sterling.simms@denvergov.org
Date	05/11/2026

BOARD PURPOSE

Downtown Denver Business Improvement District, a commercial property self-assessed special district providing services to the 120-block district supplemental to those provided by the city. Services include but are not limited to: trash removal, pan and broom services, graffiti removal from public amenities, snow removal from 16th Street, downtown safety ambassadors, flowerpot and tree maintenance, downtown marketing and economic development support. The District’s service plan calls for a 7-person board of directors each representing a different type of commercial property: retail, large office, small property, lower downtown, B-7 zoned properties, B-5 zoned properties and unimproved (typically parking garages and/or lots).

APPOINTMENT CANDIDATE PROFILES

Term Dates: January 1, 2026 through December 31, 2028



Dawn Thurston
 Sr. Vice President/Group
 Manager, Jones Lang
 LaSalle Americas, Inc.
 She/Her
 Caucasian
 Female

Dawn Thurston is a Group Manager overseeing over 1,000,000 square feet of office and life science properties in the Denver metro area, including a downtown high-rise. She manages client relations, daily operations, financial reporting, budgeting and reforecasting, tenant and capital improvement projects, and administrative and engineering teams.

With over 20 years of commercial real estate experience, Dawn has served clients such as Barings Real Estate Advisers, KBS, Invesco, AEW Capital Management, North Beacon Capital, Vibe Office Properties, The Koll Company, The Uhlmann Offices, and Pride West. She joined JLL in 2011, managing six office and industrial buildings totaling 660,000 square feet. She helped implement initiatives that improved NOI, reduced operating expenses, increased tenant satisfaction, and achieved ENERGY STAR ratings for 2 properties.

Education and licensure: B.S. in Project Management, Colorado State University; Real Property Administrator (RPA); Colorado Brokers Associate License & LEED Green Associate accreditation.

Reappointment? New

Term Number: First term

For New Appointments:

Filling an Open Seat? Yes

Replacing an Expiring Seat: Jodi Janda termed out December 2025.

Appointment Process for Seat: (b) Mayoral Appointment, Council Confirmation;

BOARD COMPOSITION REQUIREMENTS

The Downtown Denver Business Improvement District's service plan calls for a 7-person board of directors each representing a different type of commercial property: retail, large office, small property, lower downtown, B-7 zoned properties, B-5 zoned properties, and unimproved (typically parking garages and/or lots).